



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

June 16, 2004

RE: Request for Proposals – West Gateway Historic Homes

To Whom It May Concern:

The Redevelopment Agency of the City of Long Beach is soliciting proposals to relocate and rehabilitate vintage residences currently situated on parcels slated for new construction. Through this solicitation, the Agency hopes to prevent the demolition of these homes and facilitate their timely relocation and restoration.

Selected participants will be required to acquire one or more residences from the Agency, relocate them to a site the participant controls and then rehabilitate the structures. The selected participants will be required to adhere to current zoning/building codes and processes for both the relocation and the rehabilitation.

Enclosed please find information on the minimum requirements to be considered by the Agency, as well as submission requirements for successful proposals. An expeditious review and response will be made based on the merits of each submission. In order to be considered by the Agency, your response must be received no later than 4:00 p.m. (PDT), Monday, August 16, 2004 addressed as follows:

Ms. Barbara Kaiser
Redevelopment Bureau Manager
City of Long Beach
333 W. Ocean Boulevard, 3rd Floor
Long Beach, California, 90802

For specific questions pertaining to this request, please contact Ms. Barbi Clark, Development Project Manager, at (562) 570-6710.

Sincerely,

Barbara A. Kaiser
Redevelopment Bureau Manager

BAK/bec

Enclosure

**Redevelopment Agency
of the
City of Long Beach**

REQUEST FOR PROPOSALS

**Relocation and Rehabilitation
of Historic Homes – West Gateway**



June 16, 2004

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WEST GATEWAY HISTORIC HOMES REQUEST FOR PROPOSALS (RFP)

I. Introduction

The Redevelopment Agency of the City of Long Beach (“Agency”) is pleased to offer an opportunity to relocate up to seven historic homes in the West Gateway area of Downtown Long Beach to other more appropriate sites. The homes are currently situated on several parcels owned by the Agency that are intended as sites for several new construction projects. If the homes are to be saved, they need to be moved to another location and undergo rehabilitation. While all of the homes being offered are over 50 years old and are referred to in this request as historic, they are not actually designated as registered historic properties at either the local or national level.

The purpose of this Request for Proposals (RFP) is to solicit proposals from qualified individuals or firms with the resources and capacity to relocate and restore one or more of the historic homes (Developer). Successful proposals may be from private development companies, non-profit groups or individual homeowners/investors. Through this RFP, the Agency hopes to prevent the demolition of these historic homes and facilitate their timely relocation and restoration.

II. Proposed Program/Goals

The Agency currently owns two homes that it wishes to save from demolition. In addition, up to five additional homes are anticipated to become available in the next 3 to 6 months. Through this Request for Proposals, the Agency intends to select one or more Developers for the two homes it currently owns and to establish a list of qualified Developers with which it can negotiate the disposition terms for the remaining homes, as they become available (Eligible Developer list).

The Agency goals in circulating this Request for Proposals are to save some historic houses from demolition and facilitate their relocation and rehabilitation. Proposals that enhance the neighborhood into which the historic homes will be relocated are desired, as are those that involve substantial and historically sensitive rehabilitation; i.e., rehabilitation that retains the historical characteristics and distinctive features of the vintage homes. The Agency also desires that these goals be met in a timely fashion with minimal financial or other assistance required from the Agency.

III. The City of Long Beach

With a population of 460,000, Long Beach is California's fifth largest city and is conveniently situated between Los Angeles and Orange Counties. The City's residents and visitors enjoy a multitude of cultural and recreational activities, including outstanding parks, beaches, and marinas, all enhanced by year-round sunshine and an enviable coastal location. The City has good public schools and is the location of the largest California community college and state university, which provide numerous undergraduate and post-graduate programs.

Long Beach is recognized nationally for its redevelopment activities. It has a diverse economic base and is the headquarters of major manufacturing and service industries. The City is accessible from five freeways and is supported by a prominent west coast port. It also has a municipal airport and an excellent public transportation system that provides convenient bus and light rail service.

IV. The Sites and Environs

A map indicating the location of the residences currently available to be relocated is included as Attachment 1. As indicated above, the Agency actually owns two houses slated for relocation and anticipates acquiring up to five additional single-family homes in the next six months. Exterior photographs and addresses of the two houses currently owned by the Agency are included as Attachment 2. Photographs and addresses of the additional houses will be disclosed when and if they are made available by the Agency for this program.

V. Zoning Entitlements and Fees

Chapter 18.52 of the Long Beach Municipal Code governs the moving of structures from one location to another. In addition to obtaining permits and otherwise following City regulations for moving the structure, City building codes will need to be followed in order to rehabilitate the residences. The applicable zoning requirements will vary by the location of the relocation site. A copy of the Long Beach Municipal Code, which contains the City's Zoning Regulations (Title 21), is available at the City's web site, www.longbeach.gov/cityclerk/ or by calling 570-6194. Copies of the Zoning Regulations are available at the Development Services Center, located on the 4th Floor of City Hall.

To be approved for the move, the recipient site will need to be residentially zoned and of sufficient size to accommodate the relocated structure, including required yards, setbacks, garages and related structures. A garage will probably be required to be constructed on the recipient site. In addition, the relocated residence will be required to be rehabilitated to meet the current City building codes that are applicable to the proposed recipient site. This may well require upgrading electrical, plumbing and heating systems in addition to more cosmetic improvements.

VI. The Relocation Process

The following are some of the key steps in this relocation and rehabilitation process:

1. The Developer acquires control of a recipient site of appropriate size and zoning prior to the submittal of a response to this Request for Proposals.
2. The Agency selects Eligible Developer(s) and negotiates Purchase and Sale Agreement(s).
3. The Developer moves the residence within 60 days from the issuance of an authorization to proceed from the Agency. (A moving permit must be obtained through the City and all appropriate regulations followed in the move.)
4. The Developer prepares specific rehabilitation plans and obtains the appropriate building permits and inspections for the rehabilitation through the City's standard permit processes.
5. The Developer submits the rehabilitation plans to the Agency for approval.
6. Following the completion of the rehabilitation, the Developer obtains a Certificate of Completion from the Agency.

VII. Developer Responsibilities

While the exact nature of the Developer responsibilities will be subject to further negotiations, the selected Developer(s) must accept the following key obligations:

- Respond to this RFP with a proposal and a \$5,000 deposit by Monday, August 16, 2004
- Have control of the recipient site by the time the response to the RFP is submitted (options to purchase a site are acceptable). The recipient site must be properly zoned and be of sufficient size to accommodate the relocated structure under current zoning requirements for garages, set-backs, etc.
- Acquire the historic residence from the Agency through a Purchase and Sale Agreement.
- Construct a foundation, garage and ancillary improvements on the recipient site.
- Be positioned to move the residence within 60 days of the Agency's issuance of a notice to proceed.

- Affect the move of the residence and its subsequent rehabilitation, and obtain necessary approvals for same. In general, rehabilitation efforts will be required to be substantial. The relocated house will need to be rehabilitated to restore historical integrity and to conform to the current zoning standards for the recipient site.
- Provide a financial plan and evidence of funds necessary to complete the project.
- Agree to be bound by prevailing wage requirements for the move and the rehabilitation.

VIII. Selection Process

Persons interested in responding to this Request for Proposals must submit a written proposal by the due date in accordance with the submission requirements, which are discussed in detail in the following section. The two houses that are currently available will be available for public inspection on **Tuesday, June 29, and Monday, July 26, 2004, from 4:00 to 5:00 p.m.** Inspection times for other houses that may become available at a later date will be subsequently scheduled.

The Agency intends to rank the responses received from this request based on a review of the proposals and any additional information that may be requested from respondents. In addition, the Agency may elect to interview one or more respondents. It is the Agency's intent that one or two respondents will tentatively be selected to relocate the two homes that are currently available and that the remaining qualified respondents will be included on a list from which the Agency can draw as additional houses become available. Only proposals which demonstrate that the respondent has the resources and/or alliances necessary to conduct the rehabilitation will be included on the Eligible Developer List.

At the time that the additional houses become available (within six months), the Agency will notify one or more Eligible Developers from the List and advise them of the location of the additional houses available and the date and time at which the houses will be available for inspection. Respondents will have 7 to 14 days following the inspection date to determine if they wish to be considered for one or more of the additional houses and to so notify the Agency of this interest and of any changes to their original proposal. (See the Submission Requirements section below.)

IX. Selection Criteria

Successful proposals will demonstrate that the respondent has conducted the necessary investigations, formed the necessary alliances, and has the resources available to successfully relocate and rehabilitate the home(s). In addition, proposals

which provide the following will be awarded a higher ranking, assuming other qualifications are comparable:

- Recipient sites located within the City of Long Beach
- Recipient sites located within a historic district
- Recipient sites in Long Beach where, in the Agency's opinion, the move-on would be particularly compatible or otherwise enhance the recipient neighborhood
- Substantial rehabilitation of the residence, as demonstrated by the rehabilitation budget proposed or preliminary scope of work
- Purchase price for the residence offered by respondents
- Proposals that are anticipated to require a minimal amount of time and/or involvement by Agency staff
- Occupation of the completed home by owner-occupants

X. Submission Requirements

The submission requirements are indicated below. Please provide concise and specific proposals that address the following areas:

- **Houses of Interest** - Ensure that the proposal is clear as to which residence(s) the respondent is interested in acquiring. Also provide an indication of whether the respondent is interested in being placed on the Eligible Developer List for the additional housing units that may become available within six months.
- **Recipient Site** - Identify the exact location of the proposed recipient site, and provide information as to the size of the site (i.e., lot dimensions), zoning and neighborhood features. Describe the current status of the site and explain how the respondent came to have control of the site and the ability of the respondent to act quickly in relocating the residence. The inclusion of pictures of the recipient site and surrounding neighborhood would be a plus.
- **Proposed Strategy for Relocation and Rehabilitation** - Describe how the respondent intends to affect the relocation and rehabilitation of the residence in a timely fashion. Include in this section a discussion of investigations completed to date, if any, and contact information for the contractor that has been selected to conduct the rehabilitation. If a contractor has not yet been selected, include information as to why and/or when such a decision is likely to be reached. The proposal should also identify the person who will have the primary responsibility

for the rehabilitation effort and the experience of this person, if any, in coordinating similar projects.

- **Financial Capability** - Provide proof that the respondent has the financial capability to perform the Developer's responsibilities for this project. Such proof could take the form of current bank records indicating sufficient funds on hand, a pre-approval letter for a loan in sufficient size from a bank or similar institution, or other similar types of documentation.
- **Experience** - Describe the experience of respondent and/or other team members in completing similar rehabilitation projects. Include the type of prior experience and an indication whether similar projects have been previously completed by the team. Contact information and references should be included as substantiation for the experience described.
- **Scope of Rehabilitations** - Describe in a narrative form, in no more than two pages, the type of rehabilitation proposed together with a preliminary budget. A specific rehabilitation scope is not required to be submitted at this time, although the Agency reserves the right to approve any rehabilitation plans prior to conveyance of the units and/or the commencement of construction.
- **Terms and Conditions/Purchase Price** - Indicate the amount the respondent is willing to offer the Agency to purchase the dwelling units and any contingencies or other factors the Agency should consider.

XI. Selection Timing

It is contemplated that within 60 days after the Agency receives the proposals to this RFP, several respondents will be selected for interviews with Agency staff members. Thereafter, the Agency expects to enter into a brief negotiation period with one or more selected Developers, during which time business terms will be finalized, and a Purchase and Sale Agreement will be negotiated.

The Redevelopment Agency reserves the right to select a limited number of respondents for interviews or to make selections without conducting interviews. Competing proposals will not be released to the public until such time as all of the Developers have been selected. The Redevelopment Agency reserves the right to disqualify any submission that does not completely comply with the submission requirements, and reserves the right to reject all submissions. Respondents assume the total cost for submitting a response to this Request.

Proposals to this RFP are due by 4:00 p.m., on Monday, August 16, 2004. Twelve copies (11 bound copies and 1 unbound copy) of the proposal should be submitted directly to:

**Barbara A. Kaiser, Redevelopment Bureau Manager
Redevelopment Agency of the City of Long Beach
333 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802**

For specific questions related to this RFP, please contact Ms. Barbi Clark, Development Project Manager, at (562) 570-6710.

Attachments:

Attachment 1	Location Map
Attachment 2	Addresses and Photographs

BEC - C:\My Documents\Projects\Historic Homes\RFP.doc

7278 - 19420

Attachment 2 – Addresses and Photographs



247 Daisy Avenue



624 W. 3rd Street (house originally located at 249 Maine Avenue)